



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

DECEMBER 20, 2016

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

BOARD OF ZONING APPEALS AGENDA
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Old Business:

1. Applicant: 4320 West Ridge, LLC
 Location: 4232-4350 West Ridge Road
 Mon. Co. Tax No.: 073.01-1-3, 073.01-1-4, 073.01-1-5, 073.01-1-6, 073.01-1-7,
 073.01-1-21, 073.01-2-63, 073.01-2-64.111, 073.01-2-64.12,
 073.01-2-68.1 (part)
 Zoning District: BG (General Business)
 Request: a) A special use permit to operate a motor vehicle service
 station. Sec. 211-17 C (3) (b) [2], Sec. 211-35
 b) A special use permit to operate a gasoline dispensing station.
 Sec. 211-17 C (3) (b) [1], Sec. 211-34
 c) An area variance for a proposed gasoline dispensing canopy
 to have an area of 5640 square feet, instead of the 1500 square
 maximum permitted. Sec. 211-34 C

New Business:

1. Applicant: Douglas Sample
 Location: 728 Edgemere Drive
 Mon. Co. Tax No.: 035.14-1-22
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for a proposed two-story principal building
 (single-family dwelling), following demolition of the existing
 single-family dwelling, to have a (north) front setback of 49.0±
 feet (measured from the north right-of-way line of Edgemere
 Drive), instead of the 41.8± feet maximum established by the
 neighborhood average. Sec. 211-11 D (2), Table I, Sec. 211-11
 D (1) (b)
 b) An area variance for a proposed two-story principal building
 (single-family dwelling), following demolition of the existing
 single-family dwelling, to have a (west) side setback of 4.0± feet,
 instead of the 6.0 feet minimum required. Sec. 211-11 D (2),
 Table I
 c) An area variance for a proposed two-story principal building
 (single-family dwelling), following demolition of the existing
 single-family dwelling, to have a (south) rear setback of 34.0
 feet (measured from the centerline of Edgemere Drive), instead
 of the 103.5± feet minimum required. Sec. 211-11 D (2), Table
 I

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2. Applicant: Saint Charles Borromeo Church
 Location: 2999-3017 Dewey Avenue
 Mon. Co. Tax No.: 060.81-1-2
 Zoning District: R1-8 (Single-Family Residential)
 Request: a) An area variance for a proposed 8.0-foot-high, closed-
 construction fence (80.0± linear feet) to be located in a rear
 yard, where fences in rear yards shall not exceed 6.0 feet in
 height. Sec. 211-47
 b) An area variance for an existing 8.0-foot-high, closed-
 construction fence (66.0± linear feet) located in a rear yard,
 where fences in rear yards shall not exceed 6.0 feet in height.
 Sec. 211-47

ADJOURNMENT:

NEXT MEETING: January 3, 2017

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